



November 4, 2005

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**Re: Detention/Retention Credits for Compensating Open Space
Sub-Committee Progress Report**

Dear Jennifer,

I am excited about the progress that our sub-committee has made regarding the Compensating Open Space requirements and credits that a developer would get with the proper design of the detention/retention facilities. Our committee meeting occurred at our studio and was attended by Clark Martinson (Energy Corridor District), Thad Kudela (Kudela and Weinheimer Landscape Architects and Melvin Spinks (Civil Tech Engineering-our flood/drainage expert engineer).

The basic concept and the basis of this study are based on the premise and desire to provide higher density developments while maintaining and enhancing the quality of life. This higher density approach in sub-urban areas would affect the developments seeking lots smaller than 5,000 square feet, which under current regulations triggers the provisions of compensating open space at an increased ratio of decreased lot size to increased open space compensation.

The intent of this process is to eliminate the requirements for variances and longer approval process required when seeking a non-standard development approach. The concept that our sub-committee is recommending has two basic approaches, they are as follows:

1. **Prescriptive Method:** Under this scenario, a traditional approach currently described in Chapter 42 would be applied. The developer would provide a detention area with no amenity value, thus with no credit for any open space from the required detention facilities, standard engineering practices would drive this approach. Lots with less than 5,000 Square Feet of area have to meet with current standards of Compensating-Open-Space.
2. **Performance Standard:** The concept of this approach would be to entice developers with a simple, straight forward approach, NO-variance requirements by following a design criteria that provides a "point-system" that rewards the developer with percentage of credits for the provided open space based on "how much did they enhanced the Detention Facility" and how does it integrate with the community which it serves. Various types of drainage facilities can be provided, and credits vary as follows:

- 2.1. Natural Creeks, Drainage Ways, Bayous and Creeks
 - 2.1.1. Preservation
 - 2.1.2. Enhancement
- 2.2. Off-Site Detention Banking
 - 2.2.1. Connected to community
 - 2.2.2. Remote Location
- 2.3. On-site Detention/Retention
 - 2.3.1. Connectivity to Major/City wide park system
 - 2.3.2. Location
 - 2.3.3. Environment Protection and Preservation
 - 2.3.4. Dimensions
 - 2.3.5. Connectivity to other Parks within community
 - 2.3.6. Recreational Value
 - 2.3.7. Visual Value
 - 2.3.8. Landscape improvements and requirements
 - 2.3.8.1. Sidewalks
 - 2.3.8.2. Benches
 - 2.3.8.3. Trash Receptacles
 - 2.3.8.4. Lighting
 - 2.3.8.5. Drinking Fountains
 - 2.3.8.6. Restroom Facilities
 - 2.3.8.7. Planting requirements
 - 2.3.8.8. Bank slopes
 - 2.3.8.9. Interactivity with Development
 - 2.3.8.10. Coolness Factor

Our sub-committee will be meeting later this week and will be adding to the outline presented in this document, define design parameters for each of the items, also we will assign criteria of points to be given, expressed in percentage value, that once added can be the basis for the total credits that the developer can apply to their required Compensating-Open-Space.

It is with great excitement that we can say our Bayou City will use its drainage requirements as a life-enhancing, nature protecting element that will provide dynamic, usable, connected and safe open spaces that will bring people together and unify our city.

